

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, February 22, 2011
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, R. Hall, K. Holt, B. Pociask, B. Ryan
Members absent: J. Goodwin, G. Lewis, P. Plante,
Alternates present: K. Rawn, V. Ward (7:04 p.m.)
Alternates absent: F. Loxsom,
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:00 p.m. and appointed Rawn and Ward to act in members' absence.

Minutes:

02-07-11 - Hall MOVED, Beal seconded, to approve the 2/7/11 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Old Business:

1. 12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34

Padick reviewed a 2/22/11 draft of the proposed Subdivision Regulations which incorporated minor wording changes recommended by the Town Attorney and the Conservation Commission. He noted that because these are considered technical changes that clarify the regulations, they do not alter the intent of the regulations. Hall volunteered to work with Padick to draft an approval motion for the next meeting.

2. 3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296

Tabled, pending a continued public Hearing on 3-7-11.

New Business:

1. New Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1, K. Tubridy o/a. File #1297

Holt abstained. Pociask MOVED, Ryan seconded, to receive the application submitted by Kevin M. Tubridy (File # 1297) to change the zone classification of a 10.4 acre parcel of land, owned by the applicant, located at the north side of North Frontage Road between Ledgebrook Drive and Mansfield City Road, from a R-20 zone to a PB-1 (Planned Business 1) zone, as shown on plans dated 12/2/10 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for March 21, 2011. MOTION PASSED with all in favor except Holt who abstained.

Reports from Officers and Committees:

Chairman Favretti noted a 3/1/11 Regulatory Review Committee meeting at 1:30 p.m. in Conference Room B and a 2/28/11 Field Trip at 1 p.m.

Adjournment:

Chairman Favretti declared the meeting adjourned at 7:29 p.m.

Respectfully submitted,

Katherine Holt, Secretary